

**CHARTER TOWNSHIP OF DELTA PLANNING COMMISSION MINUTES OF  
SEPTEMBER 22, 2014**

**I CALL TO ORDER**

Chairperson Schweitzer brought the meeting to order at 7:00 p.m.

**II PLEDGE OF ALLEGIANCE**

Chairperson Schweitzer led the Commission and others present in reciting the Pledge of Allegiance to the Flag.

**III ROLL CALL**

Members Present: Schweitzer, Cascarilla, Laforet, Gabriel, MacLaren,  
McConnell, Mudry, and Ruswinckel

Members Absent: Lathrop (resigned)

**IV APPROVAL OF AGENDA**

**MOTION BY MCCONNELL, SECONDED BY MACLAREN, THAT THE  
AGENDA BE APPROVED AS PRESENTED. VOICE VOTE. CARRIED  
8-0.**

**V APPROVAL OF MINUTES**

**MOTION BY MUDRY, SECONDED BY GABRIEL, THAT THE  
MINUTES OF THE SEPTEMBER 8, 2014 PLANNING COMMISSION  
MEETING, AND THE SUMMARY RECORD OF PUBLIC HEARING  
FOR CASE NO. 8-14-6, A SPECIAL LAND USE PERMIT FOR A DRIVE  
THROUGH OPERATION FOR A RESTAURANT USE AND CASE NO. 8-  
14-7, REZONING REQUEST FROM O, OFFICE, TO B2, COMMUNITY  
COMMERCIAL, APPLICANT IS AUTO-OWNERS, 6333 W. ST. JOE  
HIGHWAY, LANSING, MICHIGAN, BE APPROVED AS PRESENTED.  
VOICE VOTE. CARRIED 8-0.**

**VI CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA - None**

**VII CORRESPONDENCE - None**

**VIII OLD BUSINESS – None**

**IX PUBLIC HEARINGS – None**

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**X OTHER BUSINESS**

**(1) Preliminary Site Plan, Warehouse/Distribution Facility at 2930 S. Creyts Rd.**

Community Development Director Mark Graham noted that the subject parcel is located on the west side of Creyts Road, between Sloan Highway on the north and Star Truck Rental on the south and consisted of five acres zoned I2, General Industrial. Mr. Graham stated that the applicant was requesting to construct a 10,500 square foot distribution building on the site which was a use permitted by-right in the industrial zoning district. He noted that the subject parcel complied with all of the Township's site development standards stipulated in the Zoning Ordinance and that an 8 inch water main was proposed to be extended to the west side of the building and to the south and that a new fire hydrant would be installed on site. Mr. Graham noted that the developer may utilize an existing one inch water service that used to serve a single family home that was removed from the property in 2004 so that the developer wouldn't have to dig up Creyts Road. Mr. Graham pointed out that the one inch water service was the only service that served the five acres and if a new line was installed, there was the possibility that the developer could come off the eight inch water main with a new service to the north in order to serve future development if the site was split. He noted that the eight inch water main would necessitate a utility agreement between Delta and the property owner.

Mr. Graham stated that the building wasn't big enough to be required to be sprinklered, but the Fire Chief was requiring the installation of a fire hydrant near the southwest corner of the building, as well as a fire lane on the northernmost portion of the parking area behind the building. He noted that the building would be served by an eight inch sanitary sewer lead located on the west side of Creyts Road and that storm drainage would drain into a couple of catch basins that would outlet into a detention pond to the west which would then outlet into an existing 18 inch county drain located along the subject parcel's south property line. Mr. Graham noted that there was also an existing storm drain that wasn't being used which could be extended to the north in the future. Mr. Graham informed the Commission that there was a six inch private sanitary sewer parallel to the subject parcel's south property line that serves the Nationwide Truck Brokers property to the west of the subject parcel.

Mr. Graham noted that the site plan complied with the Township's parking requirements and that access would be provided via Creyts Road. He said a Traffic Impact Study would not be required for the proposed facility because it didn't meet the threshold points stipulated in the Zoning Ordinance. He indicated that landscaping would be required along Creyts Road and within the parking areas. Mr. Graham noted that a \$4,500 Surety Bond for the

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required landscaping had been provided by the contractor. He noted that due to the fact that the site was zoned industrial, sidewalks would not be required and that dumpsters would be screened by a six foot high fence as required by the Zoning Ordinance.

Ms. Gabriel questioned why the Road Commission was concerned about the location of the driveway on Creyts Road.

Mr. Graham said the Road Commission followed driveway separation standards and that the Star Truck Rental driveway was located too close to the existing driveway that served the subject parcel.

Ms. Gabriel inquired about the use of the building.

Mr. Graham said Motion Industries, that was currently located in Delta Township, wanted a larger building and that they would be occupying the new building. He noted that Motion Industries was a distribution facility for car and truck parts.

Mr. Schweitzer inquired about the requirements for the on-site detention of storm water runoff.

Mr. Graham noted that runoff was calculated based on 50 to 100 year storms. He noted that on-site detention was required so that the storm water runoff could be slowly released into the existing storm drain in the area.

**MOTION BY LAFORET, SECONDED BY RUSWINCKEL, THAT  
THE DELTA TOWNSHIP PLANNING COMMISSION APPROVE  
THE PRELIMINARY SITE PLANS FOR A PROPOSED  
WAREHOUSE/DISTRIBUTION BUILDING AT 2930 S. CREYTS  
ROAD AS ILLUSTRATED ON SITE PLANS PREPARED BY KEBS,  
INC. DATED SEPTEMBER 11, 2014 SUBJECT TO THE  
FOLLOWING:**

- 1. EXECUTION OF A UTILITY AGREEMENT FOR THE  
PROPOSED 8 INCH WATER MAIN EXTENSION.**
- 2. FINAL APPROVAL BY THE TOWNSHIP ENGINEER, UTILITIES  
DIRECTOR, AND FIRE CHIEF.**
- 3. FINAL APPROVAL BY THE EATON COUNTY ROAD  
COMMISSION.**

**VOICE VOTE. CARRIED 8-0.**

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**XI PLANNING DIRECTOR COMMENTS**

Mr. Graham said he was pleased to announce that the Township had finally obtained the last easement required for the sidewalk on the east side of Canal Road near the east-west pathway. He noted that the water main projects on Webster Street, Claiborne Heights area, and Michigan Avenue were nearing completion. Construction was continuing on last year's Huntington Acres water main project where a lawn company was hired to repair lawn restorations that went bad. Township Manager interviews would be held September 22<sup>nd</sup> and 23<sup>rd</sup> and were open to the public. Mr. Graham noted that the Township Supervisor was working on replacing the vacant seat on the Planning Commission that was vacated by Mr. Lathrop.

Ms. Cascarilla inquired about CATA services within the Township.

Mr. Graham reviewed CATA's services that were now provided in the Township and the fact that CATA would be offering a service called "Ready Ride" where customers were picked up at their home and taken to a bus stop. CATA was also extending Route 12 to serve the LCC west campus. It was also noted that EATRAN services would still be available within the Township.

Mr. McConnell inquired about the criteria necessary to earn the Township of Excellence Award which the Township was awarded for the 2012-2016 period.

Mr. Graham said he was only familiar with the criteria that pertained to his department such as questions regarding the Comprehensive Plan, Zoning Ordinance, and training programs for Planning Commissioners.

Mr. Graham updated the Commission on problems the Township had incurred with the Webster Road water main project which delayed completion of the project.

Ms. Gabriel noted that there was a need for a pedestrian cross walk on the west side of Creyts Road at the St. Joe intersection

Mr. Graham said he would look into this matter.

**XII PLANNING COMMISSIONER COMMENTS**

**XIII ADJOURNMENT**

**MOTION BY MCCONNELL, SECONDED BY GABRIEL, THAT THE  
MEETING BE ADJOURNED. VOICE VOTE. CARRIED 8-0.**

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Chairperson Schweitzer adjourned the meeting at 7:36 p.m.

Respectfully Submitted,

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Kim Laforet, Secretary

Minutes prepared by Anne Swink